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April 7, 2014

**HAND-DELIVERED**

The Honorable Todd Huff  
The Baltimore County Council  
Old Courthouse – Second Floor  
400 Washington Avenue  
Towson, Maryland 21204

RE: Application for PUD for 25 Main Street - Reisterstown  
Tax Map 0048, Parcel 0782  
3<sup>rd</sup> Councilmanic District, 4<sup>th</sup> Election District

Dear Councilman Huff:

In compliance with Section 32-4-242 of the Baltimore County Code ("BCC"), 21-25 Main LLC ("Applicant") submits this application for a General Development Planned Unit Development ("PUD") for a 7.8± acre property located at 25 Main Street in historic Reisterstown. The lot in question is zoned BL-CCC (Business, Local – Commercial, Community Core) and DR 3.5 (Density Residential, 3.5 dwelling units per acre). After reviewing the enclosed information, we hope that you will support the Applicant's proposal and allow it to proceed through the PUD process.

**I. DESCRIPTION OF PUD PROPOSAL:**

The front portion of the property is currently improved with a one-story, 7,884± square foot commercial building (Building A on the enclosed PUD Concept Plan site proposal) and a 3-story, 14,034± square foot office building (Building B). Compared with surrounding properties on Main Street, the buildings on site are much newer and, in terms of appearance and physical upkeep, are better maintained.

Over the years, utilization of the lot, however, has expanded. Ultimately, use of the property has encroached into the rear residentially zoned portion of the lot. As a result, various structures on the rear portion of the lot have been utilized in conjunction with storage, warehousing, or manufacturing uses. By way of this PUD proposal, Applicant seeks to correct any compliance issues regarding development and/or use of the site, and, in doing so, to improve the condition of the property.

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Applicant's proposal would focus mainly on upgrading the rear portion of the site. In this area, an existing 2,944± square foot structure (Building D), previously used for manufacturing, would be razed to provide room for a larger service area behind the existing office building. Applicant also proposes to upgrade and expand an existing 9,346± square foot manufacturing building (Building C) located further back into the site. The expanded building would be used for office and/or manufacturing. Additional parking is proposed to support these uses. Landscaping would be added throughout the site, improving the appearance of the property, and sidewalks and crosswalks would improve pedestrian access and make the site more walkable.

The most noticeable difference from the view of Main Street would be the relocation of the existing dumpster located on the west side of Building A and the removal of the associated paving. In its place, Applicant would create a landscaped pocket park in this area. The dumpster would be relocated to the parking lot on the south side of the property and shielded from view by an enclosure.

Earlier this year, Applicant became aware of an initiative called "Reisterstown Main Street," a public/private effort to "enhance, promote and preserve the vitality of historic Main Street for the benefit of businesses, residents and visitors." One of the main goals of this initiative is to secure designation as one of Maryland's Main Streets. Main Street Maryland is a comprehensive downtown revitalization program created by the Maryland Department of Housing and Community Development to help strengthen the economic potential of Maryland's traditional main streets and neighborhoods. This competitive program focuses on design, local organization, promotion, economic development, and sustainability. Once selected, the program works to improve the economy, appearance, and image of the community.

Applicant's property is located on the north end of Reisterstown's Main Street. Even though the rear portion of the property and the associated work proposed in that area would not be visible from the public street, certain aspects of Applicant's proposal identified above would be visible and would help create a more pleasing appearance and improve walkability, consistent with the goal of Reisterstown Main Street. Applicant hopes that it will set an example for other area property owners and businesses to improve their own properties.

## **II. REQUIREMENTS FOR PUD APPLICATION:**

BCC Section 32-4-242(b) specifically requires an applicant to describe the projected impacts of the PUD on the surrounding area, to define the proposed community benefit, and to demonstrate

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how the project will meet the compatibility objectives outlined in BCC Section 32-4-402. The following information will address those requirements.

## **A. PROJECTED IMPACTS OF DEVELOPMENT:**

**Water/Sewer:** The property is served by public water and sewer. According to the 2013 Basic Services Maps, the site is not within a deficient area or area of special concern for either water or sewer. Although the proposal does include an increase in square footage in the rear building, no significant increase in water or sewer usage is anticipated. Therefore, the project will not have a negative impact on the County's water and sewer infrastructure.

**Transportation/Roads:** According to the 2013 Basic Services Maps, the site is not within a deficient area for transportation. Applicant does not anticipate that the addition to the rear building will result in a significant number of additional trips to the site. For this reason, there should be no impact on the transportation infrastructure.

**Environmental:** A wetland delineation, forest stand delineation and forest buffer study have been conducted, reviewed, and approved by the Department of Environmental Protection and Sustainability. Approximately 3.9 acres of the property is comprised of forest and includes 6 specimen trees. The forest buffer extends slightly into the forested area of the site. This area will be protected via a Forest Conservation Easement and/or Forest Buffer Easement. There are no anticipated impacts to the forested area. An existing stormwater management facility currently serves a portion of the property. Applicant will comply with current stormwater management standards, including environmental site design.

**Other Public Facilities:** Having no residential component, the proposal will not impact schools or other public facilities, such as libraries, community centers, or other public facilities. Further, because the uses on site are not changing, no additional police or fire resources should be required.

## **B. DEVELOPMENT PROPOSAL**

|                            |                               |
|----------------------------|-------------------------------|
| Proposed PUD Site Acreage: | 7.8± Acres                    |
| Existing Zoning:           | BL-CCC, DR 3.5                |
| Existing Use:              | commercial, office, warehouse |

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|                                    |                                  |
|------------------------------------|----------------------------------|
| Proposed Use:                      | commercial, office, warehouse    |
| Allowed Floor Area Ratio:          | 4.0 (BL-CCC)                     |
| Existing Floor Area Ratio:         | 0.71 (not applicable in DR zone) |
| Proposed Floor Area Ratio:         | 0.71 (not applicable in DR zone) |
| Existing Building:                 | 34,208 SF±                       |
| Existing Building to be Removed:   | 2,964 SF±                        |
| Existing Building to Remain:       | 31,264 SF±                       |
| New Building Proposed:             | 22,546 SF±                       |
| Total Building Proposed:           | 53,810 SF±                       |
| Required Number of Parking Spaces: | 125                              |
| Proposed Number of Parking Spaces: | 149                              |

## **C. COMMUNITY BENEFIT**

BCC Section 32-4-242(b)(6) requires that an applicant state how the planned unit development will provide a community benefit. Pursuant to BCC Section 32-4-242(b)(6)(iii), Applicant proposes a financial contribution of \$10,000 for capital improvements in support of the Reisterstown Main Street effort.

## **D. COMPATIBILITY**

Pursuant to BCC Section 32-4-242(b)(5), an application for a Planned Unit Development (PUD) must include a statement of how the development will comply with the compatibility objectives of Section 32-4-402 of the BCC. In addressing the compatibility objectives, the development must be judged in relation to the "neighborhood." Section 32-4-402(a) defines "neighborhood" to include existing buildings adjacent to and extending from the proposed development to a

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definable boundary, such as a primary collector or arterial street, an area with a significant change in character or land use, or a major natural feature.

Applying this definition, we would define the relevant neighborhood to include the stretch of commercial zoning that extends from Butler Road to the south along Westminster Pike, down Main Street, and ending at approximately Glyndon Drive/Glyndon Trace Drive. This area is very eclectic and displays a broad range of architectural styles and a wide variety of uses. Some existing older structures have been repurposed for restaurants, retail shops, offices, and other commercial uses. On the other end of the spectrum, redevelopment has also occurred, resulting in relatively new construction.

Businesses in this area include a variety of retailers, antique shops, restaurants, convenience store/fuel service stations, and a large chain grocery store. Professional and medical offices are also interspersed in the neighborhood as are institutional uses, such as schools, religious facilities, and a volunteer fire department. Many of the businesses and associated activities not only front along Main Street, but extend beyond the front façades into the rear and/or side of various properties.

#### **Compatibility Objectives:**

- 1. The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.**

The arrangement and orientation of the buildings and improvements will not change. A proposed addition to Building C would be integrated into the existing structure and would continue the existing orientation. This portion of the site is separated from the other buildings on adjacent properties. Parking would be added farther into the site, west of the building, and away from Main Street.

- 2. The building and parking lot layouts reinforce existing building and streetscape patterns assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.**

The existing Building A lies closest to Main Street. A dumpster and paved access lane are located on the west side of that building, separating it from Main Street. The proposal would result in the dumpster being relocated to an enclosure across the parking lot, removal of the

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associated paving, and installation of a landscaped pocket park in this area. These efforts would be an improvement to the Main Street streetscape.

3. **The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.**

This development would not result in any changes to the existing street system. Existing vehicular connections to adjacent properties would be retained. The existing pedestrian brick walk associated with the prior Main Street improvements will remain in place. Proposed walkways will strengthen the connection between the existing uses and Main Street. The pocket park will be accessible from both the public street as well as from the site.

4. **The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.**

Currently an existing dumpster and associated access drive separate the property from Main Street. These service elements would be relocated, and a pocket park is proposed in this location. This park would improve the property's connectivity to Main Street and offer a green open space. A majority of the eastern portion of the property is forested and will be protected by a Forest Conservation Easement and/or Forest Buffer Easement.

5. **Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.**

Any proposed paved areas within the pocket park will reflect that of the existing brick walk along Main Street and provide a transition between Main Street and existing retail and office space.

6. **The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.**

The existing mature trees along Main Street will remain. The existing hedge providing a visual screen of the dumpster and service road will be redesigned to create an inviting entrance into the proposed pocket park. Landscaping will be incorporated into existing parking areas and visual screening provided where appropriate.

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7. **The exterior signs, site lighting, and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.**

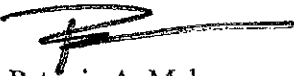
There are no anticipated changes to the existing signage or over-all lighting scheme. Seating is proposed in the form of benches, chairs, and café style tables. Other amenities within the pocket park will include trash receptacles and seasonal plantings.

8. **The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.**

Directly to the north, a three-story building abuts the property. Other neighboring buildings are comprised of one and two stories. Building A is one-story. Building C is also one-story with the proposed addition on the first floor and a full second floor addition. Building B is comprised of three stories. Both the existing and proposed building addition are in keeping with the scale proportions, massing, and detailing of the existing neighborhood.

Once you have had an opportunity to review the application and conceptual site plan, we hope that you will support Applicant's request for a General Development PUD for the 25 Main Street property.

Very truly yours,



Patricia A. Malone

PAM/bl

Enclosures

cc: S. Robert Ginsberg  
Michael I. Brooks